

CHESTERFIELD TOWNE CENTER

RICHMOND'S COMMUNITY CENTERPIECE, REIMAGINED FOR TODAY.



Where Tradition
Meets What's Next.

A TIMELESS VIRGINIA SHOPPING LANDMARK EVOLVING
FOR TOMORROW

**EVOLVING
REAL ESTATE
FOR THE NEXT
GENERATION**



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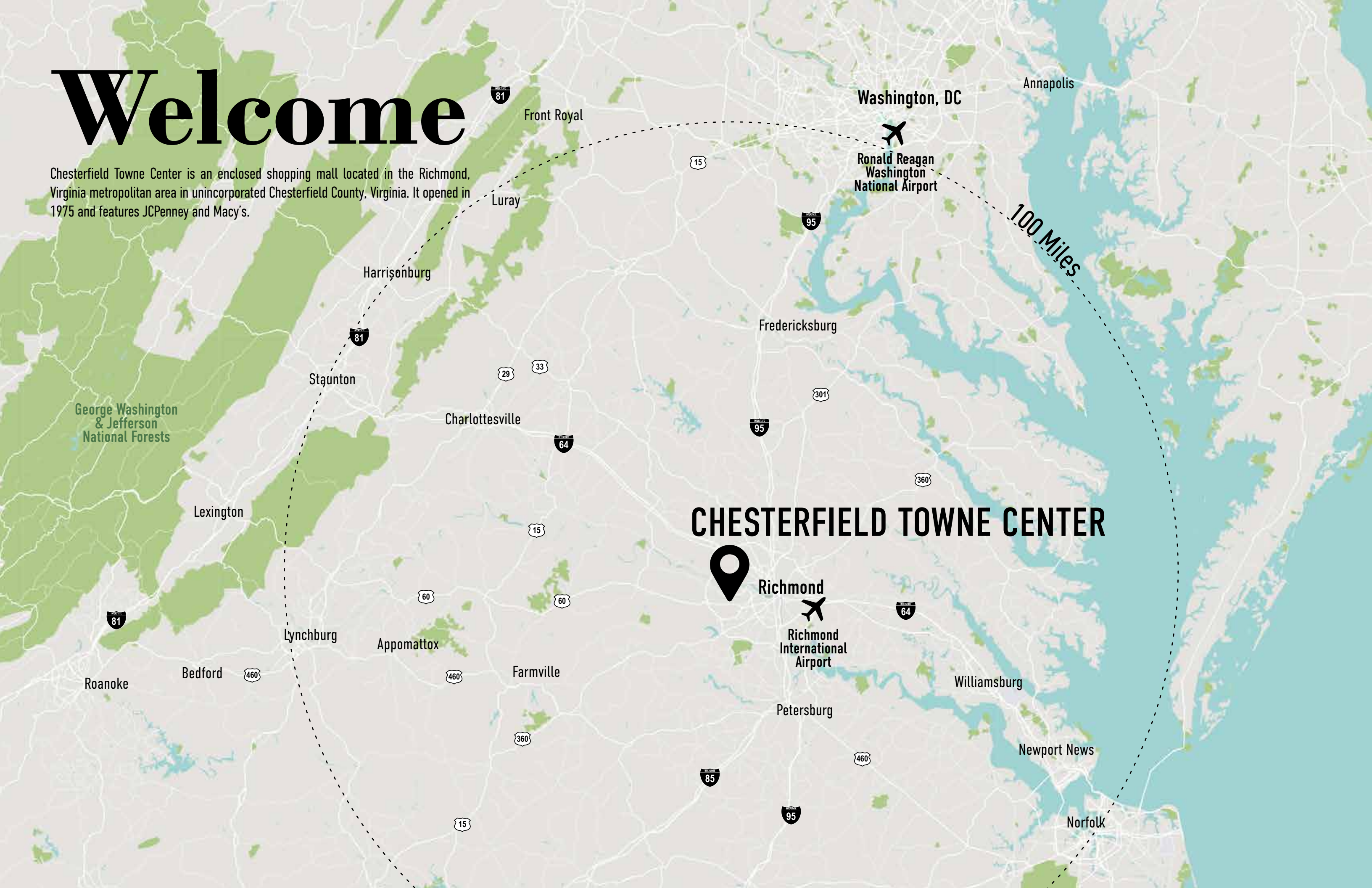
An aerial photograph of the Chesterfield Towne Center shopping mall. The mall is a large, multi-story building with a complex roof structure, surrounded by extensive parking lots filled with cars. The surrounding area includes residential neighborhoods and other commercial buildings. The text 'Chesterfield Towne Center' is overlaid in a large, white, serif font on the left side of the image.

Chesterfield Towne Center

With over 100 stores and restaurants, Chesterfield Towne Center is the premier enclosed shopping destination in the Richmond, Virginia area. Located at Chesterfield County's busiest intersection, the center blends well-known national brands with unique local retailers and eateries. Anchor stores including Macy's and JCPenney, along with specialty retailers like Pandora, Barnes & Noble, Ulta and H&M, create a vibrant, full-service shopping experience.

Welcome

Chesterfield Towne Center is an enclosed shopping mall located in the Richmond, Virginia metropolitan area in unincorporated Chesterfield County, Virginia. It opened in 1975 and features JCPenney and Macy's.



CHESTERFIELD TOWNE CENTER



Richmond



Richmond International Airport

100 Miles

The image shows a vibrant, modern restaurant interior. The walls are painted a bright blue, and the ceiling features exposed ductwork and several cylindrical pendant lights. In the foreground, a group of people is seated at a long wooden table, engaged in conversation. The background shows a mezzanine level with a glass railing and more tables. A large green wall with a floral pattern is visible on the right side. The overall atmosphere is bright and contemporary.

QUICK FACTS

Opened in 1975 and renovated in 2015

986,769 sq ft Total Center GLA

532,039 sq ft Total Anchor GLA



Retail Mix

SHOPPING

- AMERICAN EAGLE OUTFITTERS
- at home The Home Décor Superstore
- Banter BY PIERCING PAGODA
- BARNES&NOBLE
- Bath&BodyWorks
- ★ macy's
- Foot Locker
- HOLLISTER CALIFORNIA
- H&M
- JCPenney
- Lids
- five BELOW
- Journeys
- OLD NAVY
- PANDORA
- LOFT
- SKECHERS
- BOXLUNCH GET SOME • GIVE BACK
- ULTA BEAUTY

DINING

- Red Robin GOURMET BURGERS AND BREWS
- CARRABBA'S ITALIAN GRILL
- Chick-fil&
- CHARLEYS QUALITY STEAKS
- Nori Japan
- Auntie Anne's

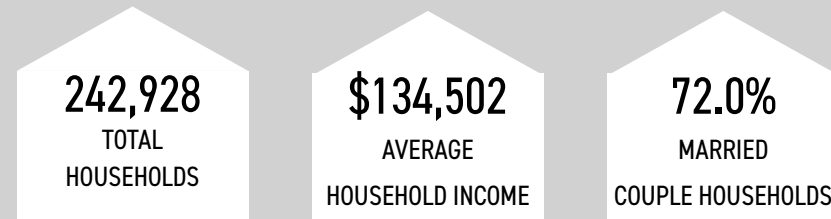


Demographics

	3-MILE	5-MILE	10-MILE
POPULATION	58,552	131,241	582,281
TOTAL HOUSEHOLDS	23,211	53,119	242,928
AVG. HOUSEHOLD INCOME	\$158,314	\$152,947	\$134,502

HOUSEHOLDS & EDUCATION

10-MILE RADIUS



(Age 25+)

202,985+ College or Graduate Degree
80,125+ Graduate or Professional Degree
376,705+ High School Graduate or Higher



\$195,390 Family Incomes

RACE & ETHNICITY

5-MILE RADIUS



66% White
20% Black or African American
9% Hispanic
5% Asian

Local Market

KEY INFORMATION

REVENUE GENERATOR

Chesterfield Towne Center features 100+ stores and restaurants and serves as a major regional retail destination in the Richmond metro area. With nearly 986,769 SF of retail space, the center generates strong retail performance with average sales of approximately \$420 PSF.

RETAIL DESTINATION

Located at one of Chesterfield County's busiest intersections, the center blends national brands and specialty retailers. Anchor and key tenants include Macy's, JCPenney, and Old Navy, alongside popular retailers such as Pandora, Ulta Beauty, and H&M.

ESTABLISHED REGIONAL CENTER

Originally opened in 1975, the center has undergone several expansions and renovations (1978, 1986, 1993, 1996, 2008, 2015, and 2019), continuing to evolve to meet modern retail demands while maintaining its position as a key shopping destination in the Richmond region.

ACCESSIBILITY & TRANSIT

The property offers 4,356 outdoor parking spaces and convenient access to public transportation, including a GRTC bus stop directly adjacent to the property, making it easily accessible for both local shoppers and employees.

Placemaking

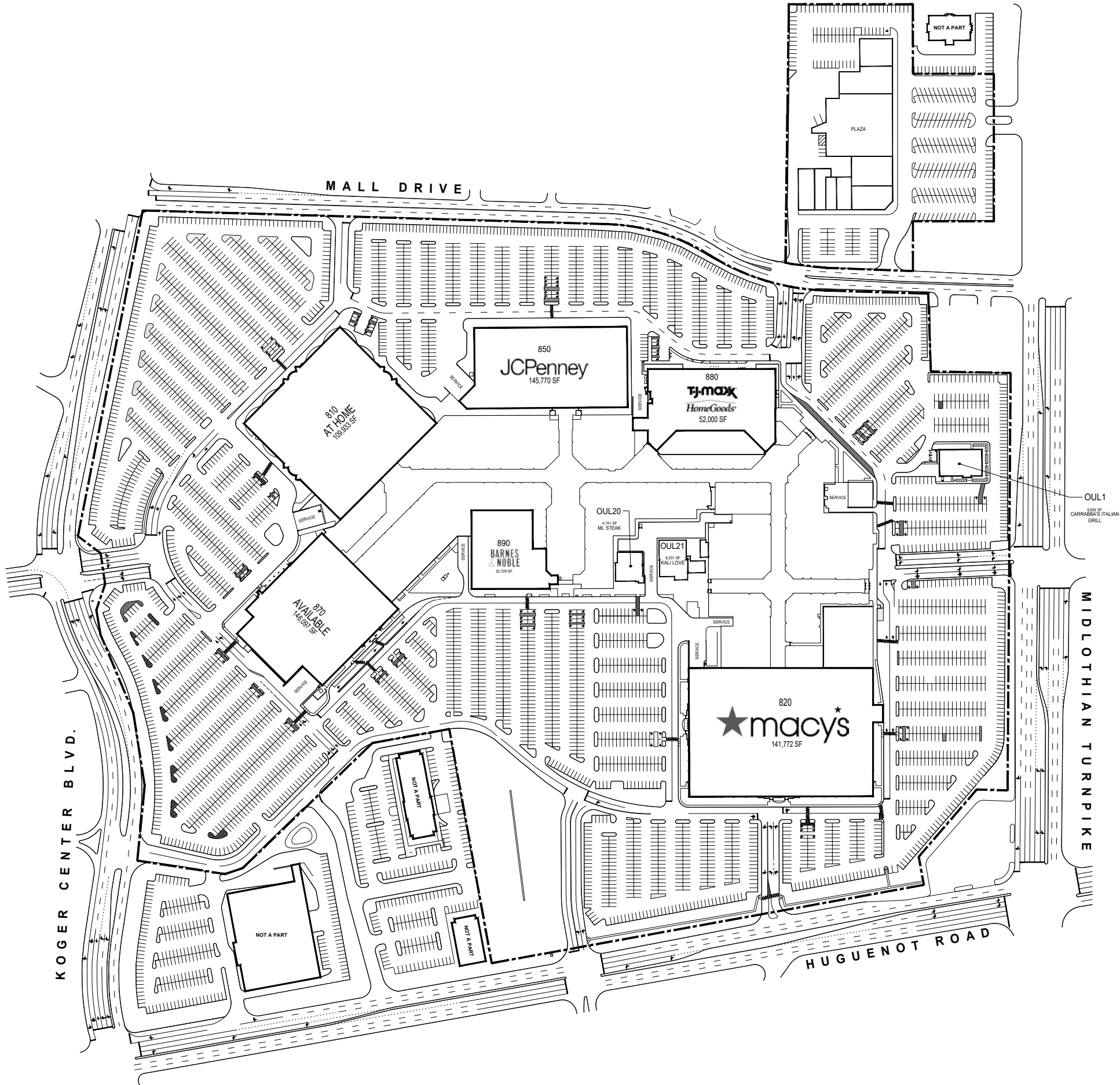
CREATING A SENSE OF PLACE

Customization, Localization & Curation

- Context and details are vital
- Destination-worthy public spaces
- Custom artwork & FF&E
- Partnerships with local artists
- Curated music playlists

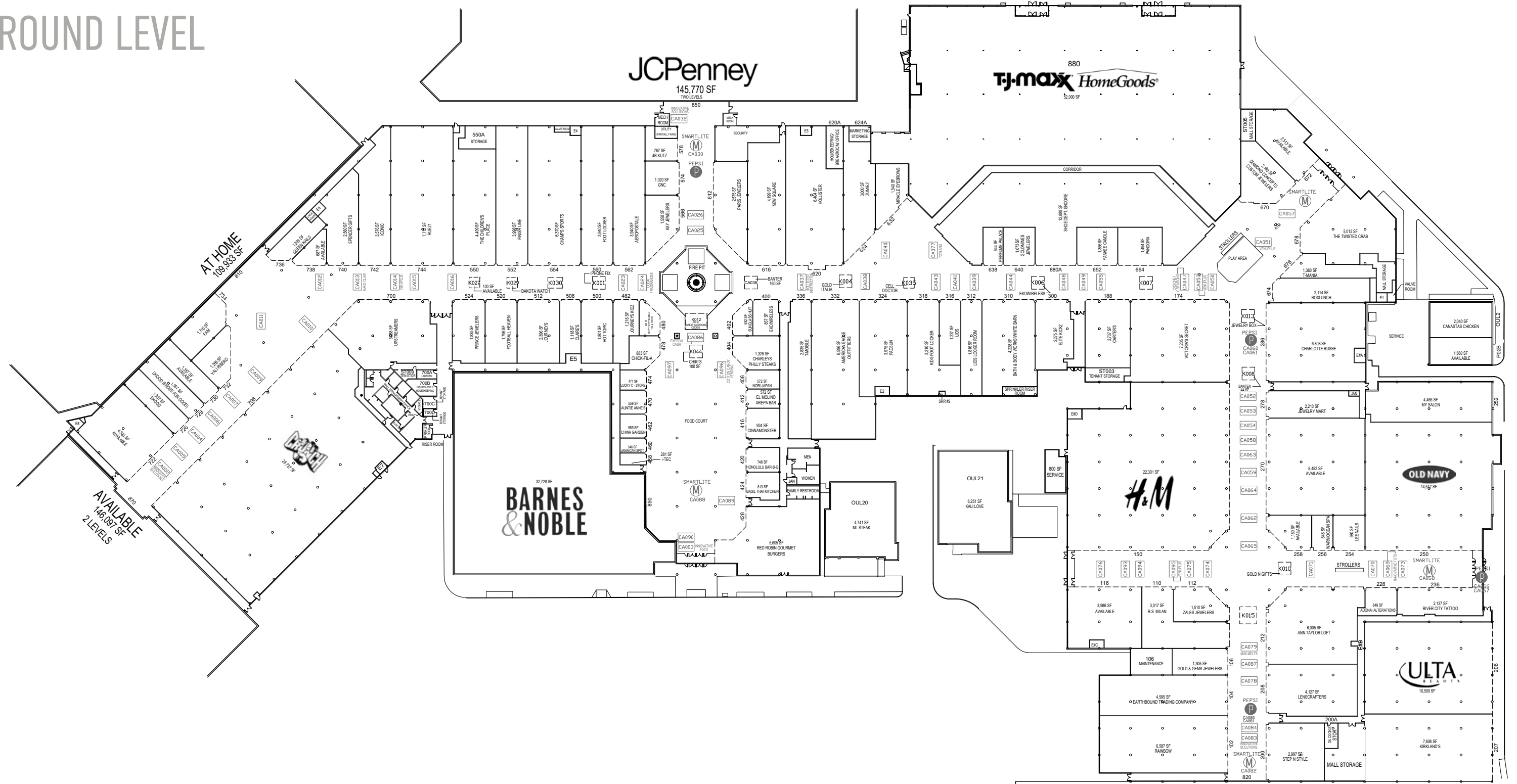


Site Plan



Lease Plan

GROUND LEVEL



141,772 SF





PERMANENT LEASING

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Pacific Retail Capital Partners (PRCP) is one of the nation's premier real estate investment groups, with a proven track record of evolving and repositioning large-format retail properties. Based in Southern California, PRCP strategically leads over \$3 billion and 24 million square feet in assets under direct management and leasing. Additionally, 17 million square feet of asset management, advisory and master planning services.



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RETAIL



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